



**2285 WESTWOOD BOULEVARD**



**2299 WESTWOOD BOULEVARD**

- Address:** 2285 ~~and 2299~~ Westwood Boulevard, Los Angeles, California 90064
- Available Space:** 2285 Westwood Boulevard: 4,617 square feet of ground level space, plus 515 square feet of mezzanine.  
~~2299 Westwood Boulevard: 4,061 square feet of ground level space.~~
- Parking:** 2285 Westwood Boulevard: 4 parking spaces in rear.  
~~2299 Westwood Boulevard: 5 parking spaces in rear.~~
- Asking Rate:** 2285 Westwood Boulevard: ~~\$2.35 NNN~~ **\$1.95 NNN** per square foot per month for the ground level space, no charge for the mezzanine.  
~~2299 Westwood Boulevard: \$2.40 NNN~~ **\$1.95 NNN** per square foot per month. **LEASED**
- Tenant to pay its pro-rata share of real property taxes, insurance, and common area repairs and maintenance, currently 16¢ per square foot per month.
- Comments:**
- ▶ 2285 Westwood Boulevard: frameless glass storefront, lots of natural light, bow-truss ceilings in the rear portion, HVAC throughout.
  - ▶ ~~2299 Westwood Boulevard: corner location, blade signage, high visibility.~~
  - ▶ Neighbors include Aaron Brothers, Guitar Center, Junior's Deli, Westside Pavilion (a 760,320 square foot regional mall anchored by Nordstrom, Macy's, Barnes & Noble, and Landmark Theatres), and many other well-established retailers, showrooms, and restaurants.

For further information or tour, please contact exclusive agents:

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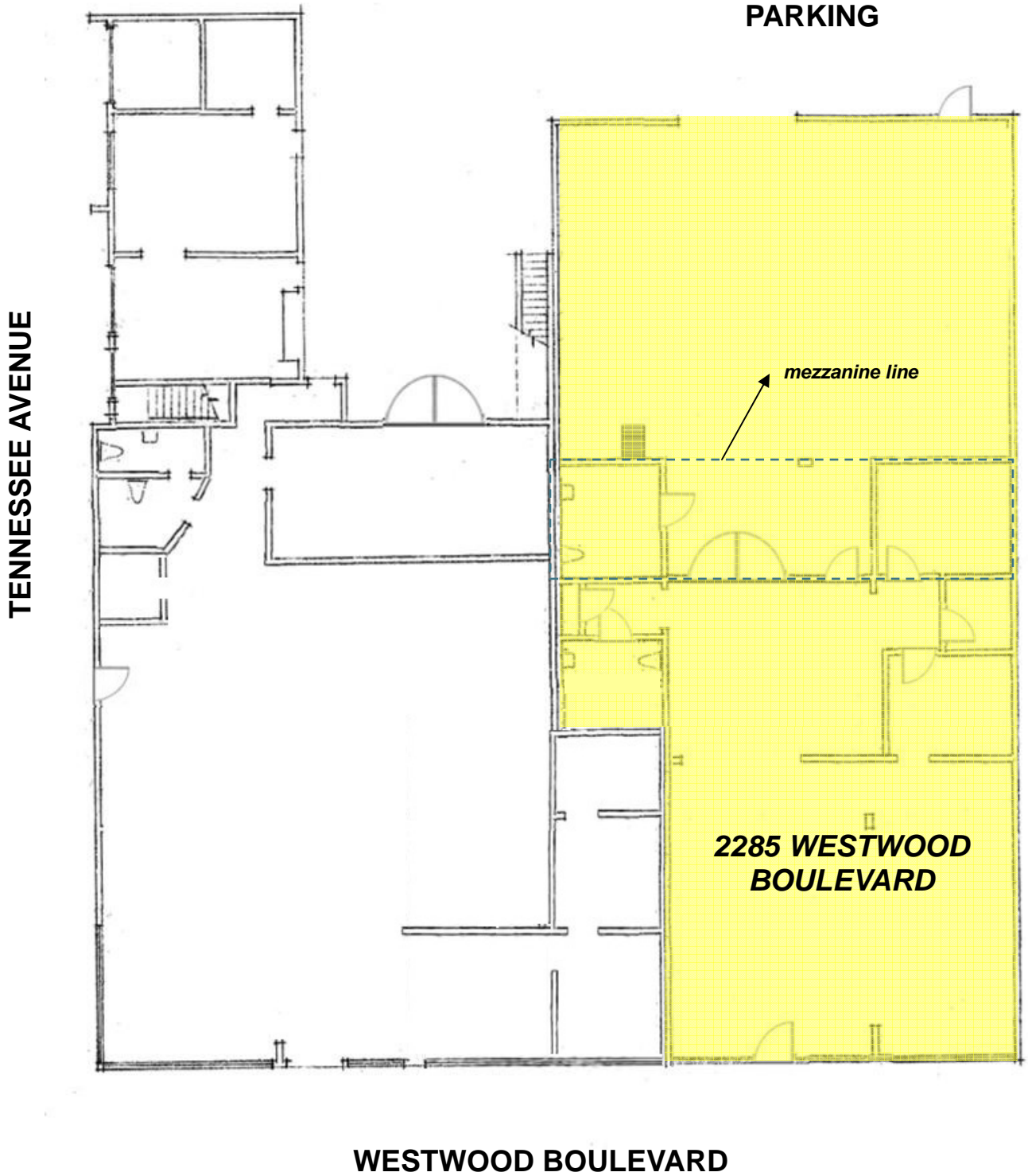
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Additional information on this property can be found online at [www.WestsideRetail.com](http://www.WestsideRetail.com)



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LOS ANGELES, CA 90064**



*The information contained on this site plan is for illustration purposes only, not drawn to scale, and not intended to make any representation or warranty as to the actual number of parking spaces, or to the size, nature of improvements, identity or location of any existing or proposed tenant. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Westside Retail, Inc. 2008*